

**Record and Return to:**  
Southern Title Holding Company, LLC  
2335 Beville Road  
Daytona Beach, FL 32119

**Prepared by:**  
Cheryl Rapoano, C.L.C.  
Southern Title Holding Company, LLC  
1665 Dunlawton Avenue, Suite 202  
Port Orange, FL 32127

File Number: **PH191125**

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### CORPORATE WARRANTY DEED

This Indenture made April 14, 2020 A.D. between Paytas Homes, Inc., A Florida Corporation whose post office address is: P.O. Box 290490, Port Orange, Florida 32127, a corporation existing under the laws of the State of Florida, Grantor and Hector M. Colon and Ana L. Colon whose post office address is: 32 Graham Woods Place Palm Coast FL 32137, Grantee, husband and wife

Witnesseth, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Flagler, State of Florida, to wit:

**LOT 12, HIDDEN LAKES PHASE I-SECTION 2B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 38, PAGES 85 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

**Signed and Sealed in Our Presence:**

Witness:

Witness Signature

Witness Name: Cheryl A. Rapoano

Witness Signature

Witness Name: Lisa White

Seller:

Paytas Homes, Inc.  
A Florida Corporation

By:

James W. Paytas, Jr., CEO

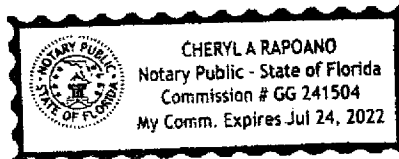
(Corporate Seal)

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization, this 14th day of April, 2020, by James W. Paytas, Jr., CEO of Paytas Homes, Inc., A Florida Corporation, on behalf of the Corporation, he ( X ) is personally known to me or ( ) has produced Driver(s) License as identification.

NOTARY PUBLIC

My Commission Expires:



SOUTHERN TITLE